

KENSINGTON SECTOR PLAN
KICK-OFF MEETING COMMENTS
March 22, 2007

 Montgomery
Planning.org



**Coalition of
Kensington Communities**

Environmental Issues

- Bike Path between Kensington and Strathmore
- Cleaning up of woods (Ken-Gar particularly)—how to organize
- Need a County Tree Protection ordinance
- Link Rock Creek Park to downtown Kensington via bike and walking paths—pedestrian friendly
- Kensington needs bike and pedestrian friendly ways to get to Wheaton and Grosvenor Metros
- Find a way to gauge water flow in Silver Creek
- All playgrounds—need to maintain a schedule to improve current equipment and clean up all playgrounds. Make more friendly and fun.
- Fountains!! With parks (as in Bethesda in front of Barnes and Noble
- Trees along Connecticut
- Bypass for pedestrians over Connecticut from east to west
- Fewer gas stations
- Guidelines for greening up residences
- Ongoing Rock Creek Park cleanup and water quality
- Post storm runoff into Rock Creek along Beach Drive and along Kensington Parkway. What is the “orange goo” that pools in the stream? Who’s dumping what upstream? Can we notify and/or prevent?
- Review all environmental reports and assessments on former cement plant property. Request any additional studies or at least note the necessity for them.
- How to control flooding of Silver Creek
- How to control stormwater flow from new development at 10115 and 10109 Frederick Avenue. Stormwater flows down driveways and floods street.
- Get DEP and MNCPPC (Weed Warrior) involved in improving Silver Creek. A better buffer would be a good start.
- Cover Kensington Armory roof with solar panels to generate power. Need grant?
- Have more rain gardens to reduce stormwater runoff.
- Stormwater runoff into Silver Creek needs to be addressed. Flooding of homes occurs during heavy rainfall due to overdevelopment.
- Train developers to build to preserve environment. Canopy and especially greenery water runoff.
- County should contract for pervious concrete for all repairs to sidewalks, driveways and aprons.
- Demand that Hardware City shopping be cleaned—or just sell it!!
- We need some control on stormwater: flooding on West Howard Avenue
- Demanding that CSX be responsible for maintaining areas along railway, including trash, garbage cleanup and any landscaping!
- Encouraging more “greening” and environmentally friendly bike trails and walking trains from Rock Creek Park into the rest of town
- Promote rain gardens, native planting, pervious parking surfaces and driveways. Trees.
- Use porous pavement for all parking lots—there’s too much runoff from impermeable surfaces. Coordinate with DEP to reduce runoff into streams and Rock Creek.

- All natural and other water bodies and sources need to be assessed in terms of past, current and future development impacts on them and water resource impacts on land, buildings, roads, parks
- Promote the use of conservation easements to preserve open space, i.e. buildable side yards, especially within the town, which was established as a "garden park suburb."
- Clean community ordinance! Make businesses keep their areas, dumpsters, yards, clean
- Enforce clean up of area along railroad tracks, especially Howard Avenue and Plyers Mill Road.
- Education about dumping impact on creek.
- Need more trees downtown; replant trees when old ones removed

Transportation Issues

- Make the middle lane on Connecticut Avenue between 495 and Randolph switch directions during rush hour
- A second right hand turn lane from Beach Drive to MD 355 North
- Improve pedestrian crossing on Metropolitan Avenue to improve safety and encourage development of business districts on either side
- Lighting is bad near the split
- Expand the width of train bridge on Connecticut Avenue to allow a bus pull-off and stop snarling of rush hour traffic
- Allow parking on Connecticut Avenue and University Boulevard during non-rush hours to slow traffic
- Lights at Plyers Mill and Connecticut allow pedestrian crossings provided it's between 9 am and 330 pm
- Study Santa Monica, CA or Scandinavian cities to create a bike and pedestrian friendly area in Kensington; pedestrian bridge over Connecticut Avenue
- Stop sign at Metropolitan Avenue and St. Paul Street to protect MARC commuters (some with children in strollers) who walk to the train station
- Purple line through Downtown Kensington! Light rail from Silver Spring to Grosvenor
- Eliminate the speed bump on Plyers Mill Road; it's a hazard for fire trucks and the limit for crossing is 10 mph
- Connecticut Avenue is gridlocked all day Saturday
- Why accommodate the speed of traffic through area? Why not slow them down as in Chevy Chase?
- Connecticut and Knowles is a disaster
- Should the median on Connecticut Avenue be removed?
- Knowles and Connecticut—remove three-way decision and change to two-way decision: right on Connecticut or through into historic Kensington. No left on Connecticut
- Slow down traffic where Cedar Lane curves around Cedarbrook Road and becomes Summit Avenue
- Connecticut Avenue lights need to be better timed to respective rush hours. Have left turn/straight at same time longer to the south in the am and to the north in the pm. Plyers Mill has mostly turns (left lanes each side), so do that movement long and straight traffic short.

- Congestion at Knowles and Summit and at Howard and Summit
- We need sidewalks on the west side of Howard Avenue
- We need safe pedestrian crossings at Knowles and Summit to get from Kensington Estates and Parkwood to the Safeway, the library. Current crosswalk is very unsafe.
- Increase safety of existing pedestrian crossings of Connecticut Avenue and add more safe pedestrian crossings; consider a pedestrian bridge
- The four-way light at Plyers Mill and Metropolitan is better than the previously timed lights
- Sidewalks are needed on Knowles Avenue and on West Howard Avenue
- Better pedestrian crossing of intersections at Knowles and at Plyers Mill so people crossing between the east and west sides of Connecticut Avenue do not need to walk out of their way to the next intersection
- Eliminate the light at Knowles and Connecticut, making one light at Plyers Mill. Redirect Knowles traffic up west Howard; possibly extend road through Ken-Gar all the way to the park and to Knowles via Beach Drive
- Pedestrian access: crossing Connecticut at Howard
- Traffic circles instead of red lights at Knowles/Connecticut and Plyers Mill/Connecticut
- How about a circulator bus for Kensington shoppers?
- Put a fence along CSX tracks in Ken-Gar
- Assure pedestrian safety and comfort on Connecticut and Knowles; we need new sidewalks!
- No safe pedestrian access across Connecticut Avenue
- Make it more walkable re: crossing Connecticut

Land Use Issues

- Ability to build eight-foot fences for homeowners living along Connecticut Avenue due to noise from traffic
- Get volunteers to become Weed Warriors and get rid of the English Ivy in Kensington parks
- Please try to avoid increasing density and adding to current traffic congestion
- More bikeways
- Community parking lot is essential for cottage industry to work. Cottage industry should include restaurants
- More and larger islands (?) Build swing sets/courts in islands to foster community
- Keep house sizes small relative to lot sizes. Don't let mansions block their neighbors' light!
- Please make sure that all existing Kensington town parks remain as parks!
- Too many gas stations and banks. These businesses service the commuters, but not the residents. They take up land that would better serve the community
- Are there any proposed parks? Are existing parks protected?
- The worst thing we can do is to "preserve" the community in amber, with no changes. Best strategy is to encourage thoughtful mixed use, creating interesting juxtapositions
- Encourage development of businesses that will draw together north and south parts of town across train tracks

- Find ways to knot fractured parts of area together (ie Connecticut Avenue, railway fractures in town fabric)
- No gas stations
- Business owners who utilize sidewalks pose unsafe [conditions] to pedestrians
- Fewer gas stations
- Keep farmers' markets
- More trees along road, shading pedestrians
- Human scale for buildings
- Greater uniformity in building design, not just strip malls
- Unify two sides of Connecticut Avenue
- Auto body shops and more industrial uses should be grouped away from more artsy cottage industries
- Keep Hardware City; it's very important for everyday hardware and garden needs
- Try to encourage existing property owners to upgrade properties and find more useful tenants
- Sidewalks, sidewalks and more sidewalks!
- Restaurants
- Mixed use, small retail
- Keep Town of Kensington for the residents: no tall commercial development and no more mansions
- More nice restaurants, not fast food and encourage after hours businesses for viable night life!!
- Hold HOC management accountable for current properties/residents. No more flooding individual neighborhoods with transient residents
- Tax increment financing for development
- More liberal liquor laws and more restaurants in Kensington on both sides of Connecticut Avenue
- Turn current HOC building into Kensington Community Center with swimming/tennis for all citizens to use
- Old concrete plant needs to be cleaned up and land could be used for service-oriented businesses—restaurants, restaurants, restaurants
- Community center, please!
- Liberalize liquor laws to encourage diversity of eating establishments
- Reduce negative impact of Connecticut Avenue and train tracks and Knowles on cohesiveness of community
- [Area west of Connecticut and Knowles] should be designated for multi-level mixed use development
- Enhanced and more frequent MARC service
- Denser commercial mixed use on Connecticut Avenue
- Need laws governing aesthetics for business owners (no more audio/visual stores with blacked out windows)
- Coordinated aesthetics along commercial thoroughfares
- Please make the corner of Perry and Lexington Commercial Transition!
- I would like to see dense residential w/retail mixed in in Kensington. It helps the region combat sprawl

- Need more safe pedestrian and bike crossings of all types: better crosswalks, lighted crosswalks and underpasses/overpasses but without allowing streets to become unsafe to cross at grade
- Stormwater management—flooding from development. Change to park area? {This post-it is located north of the CSX right-of-way in Ken-Gar}
- Encourage heterogeneous mix of businesses (less gas stations and car services; more restaurants and diverse retail; less antiques)
- Link to Rock Creek Park with bike trails and/or walking trails into West Howard and the rest of Kensington
- Change HOC to a community center
- No more gas stations
- No high rises
- Trees and safe crossing of Connecticut Avenue
- Sell Circle Manor to a school (or rent/ease)
- Ask Hardware City area renters/owners to clean up, especially around SoundWorks
- Mansionization is a growing problem
- Water management/runoff into Kensington Creek/Rock Creek
- Traffic volumes and speed
- Take over the huge storage facility by eminent domain
- Encourage automotive and heating/cooling contractors to move from Detrick and Summit to West Howard and move antiques stores to Summit and Detrick, then add restaurants
- More opportunity for small businesses, especially software developers. Jobs for smart people
- Public transport for baby boomers aging in place